

1 - Work Session Agenda

Documents:

[1 - WORK SESSION AGENDA.PDF](#)

2 - Opportunity Zones

Documents:

[2 - OPPORTUNITY ZONES.PDF](#)

3 - Greenville Homeless Alliance Presentation

Documents:

[3 - GREENVILLE HOMELESS ALLIANCE - COUNCIL PRESENTATION.PDF](#)

3 - Greenville Homeless Alliance Strategic Plan

Documents:

[3 - GREENVILLE HOMELESS ALLIANCE - STRATEGIC PLAN.PDF](#)

3 - Greenville Homeless Alliance - 2019 Report

Documents:

[3 - GREENVILLE HOMELESS ALLIANCE - 2019 REPORT HANDOUT.PDF](#)



CITY COUNCIL OF THE CITY OF GREENVILLE WORK SESSION MEETING

**Monday, August 10, 2020
3:30 p.m.**

Greenville City Hall is currently closed to the public. Please use the following methods to attend the Work Session Meeting:

Virtual Meeting Viewing

<https://www.greenvillesc.gov/meeting>

Password: meetnow

Telephone: 1-415-655-0002

WebEx Event Number: 129 113 2645

Remote Viewing Location:

Greenville Convention Center, 1 Exposition Drive – Room 102

The city of Greenville seeks input from citizens while adhering to public health and safety guidelines. All attendees at the remote viewing location will be subject to a temperature screening with a touch-less forehead thermometer. Anyone with a temperature reading above 100 degrees Fahrenheit will not be admitted. Attendees will be required to wear a covering over their mouth and nose, unless it violates a religious tenant or belief or causes difficulty breathing.

AGENDA

ATTENDEES:

CITY COUNCIL: Mayor Knox White; Councilmember Wil Brasington; Councilmember John DeWorken, Councilmember Dorothy Dowe, Councilmember Lillian Flemming; Councilmember Ken Gibson; Councilmember Russell Stall

CITY STAFF: City Manager John McDonough; City Attorney Michael S. Pitts; City Clerk Camilla G. Pitman

- 1. Call to Order** **3:30 p.m.**
- 2. Opportunity Zones** **3:30 p.m.**
(Presented by Economic Development Project Manager Kevin Howard)
- 3. Greenville Homeless Alliance Update** **4:00 p.m.**
(Community Development Director Ginny Stroud)
- 4. Executive Session:** **4:20 p.m.**
 - a. Economic Development / Legal Briefing**
(Community Development Administrator Ginny Stroud)
 1. The McClaren
 - b. Boards and Commissions** *(City Clerk Camilla Pitman)*
 1. Green Ribbon Advisory Committee
 2. Greenville Housing Authority
 3. Accommodation Tax Advisory Committee
 4. Richland Cemetery Advisory Committee

NOTE: City Council will leave the Work Session Webex virtual meeting to conduct an Executive Session (by electronic means) which is not open to the public. The Work Session meeting will adjourn following the completion of the Execution Session. No action will be taken prior to adjourning the meeting.

- 5. Adjourn** **5:15 p.m.**

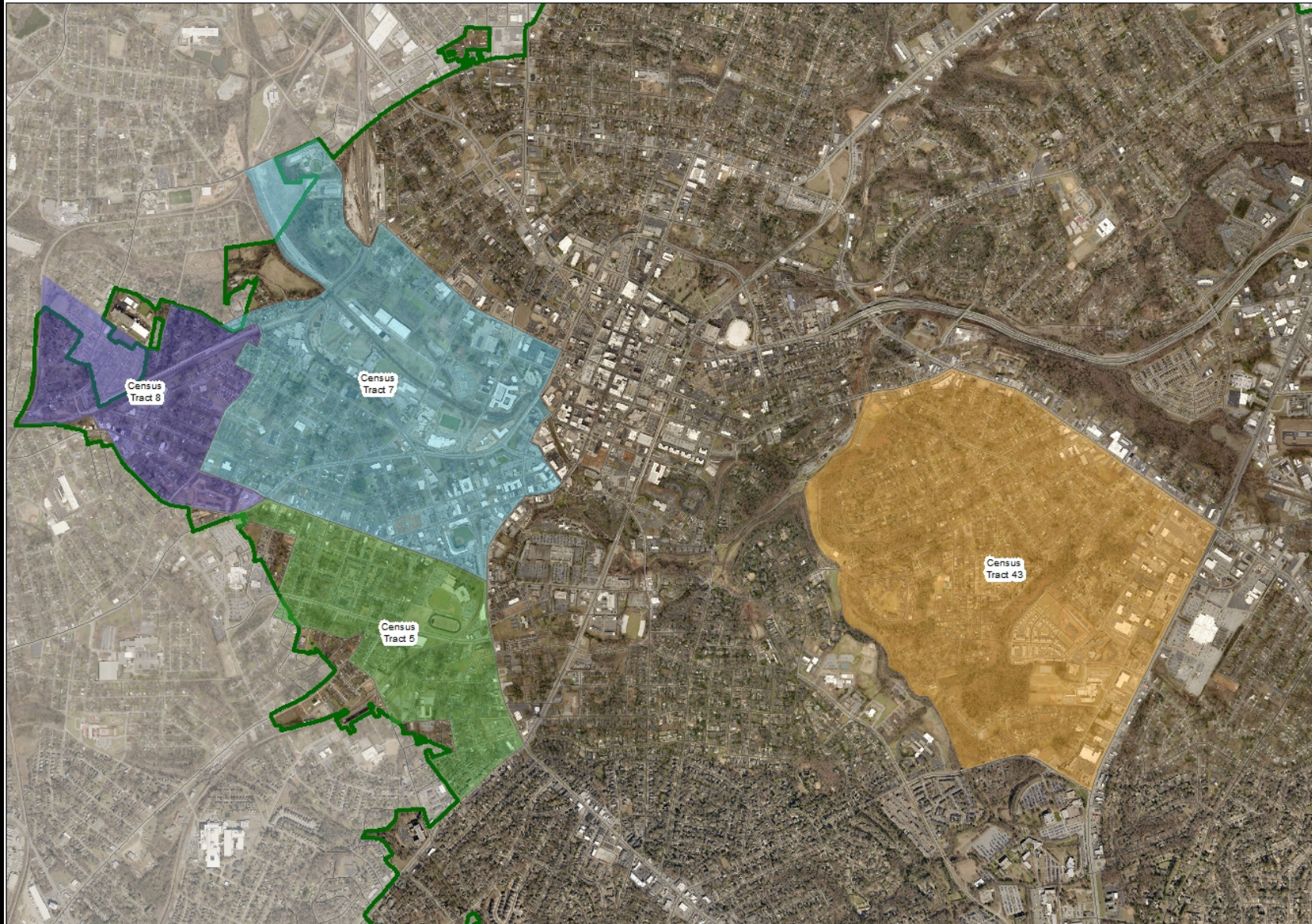


Opportunity Zones

Opportunity Zones in City of Greenville

- 6 Census Tracts submitted
- 4 Census Tracts approved
- Build upon existing investment
- Areas poised for redevelopment

City of Greenville Opportunity Zones



Legend

-  Census Tract 5
-  Census Tract 7
-  Census Tract 8
-  Census Tract 43
-  Greenville City Limits



0 0.325 0.65 Miles

Reasonable efforts have been made to ensure the accuracy of this map. The City of Greenville expressly disclaims any responsibility or liability with regard to the use of this map.

This is not a land survey.
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Created by: khoward
Date: 2/5/2019
Name: Base Map

City of Greenville Opportunity Zone - Census Tract 5



Legend

- Census Tract 5
- Census Tract 7
- Census Tract 8
- Census Tract 43
- Greenville City Limits



0 0.125 0.25 Miles

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Name: Base Map

Census Tract 5

- Includes portions of Dunbar Street, Augusta Street and Mills Avenue and Vardrey Street
- Investment within or adjacent to OZ
 - Green Avenue revitalization

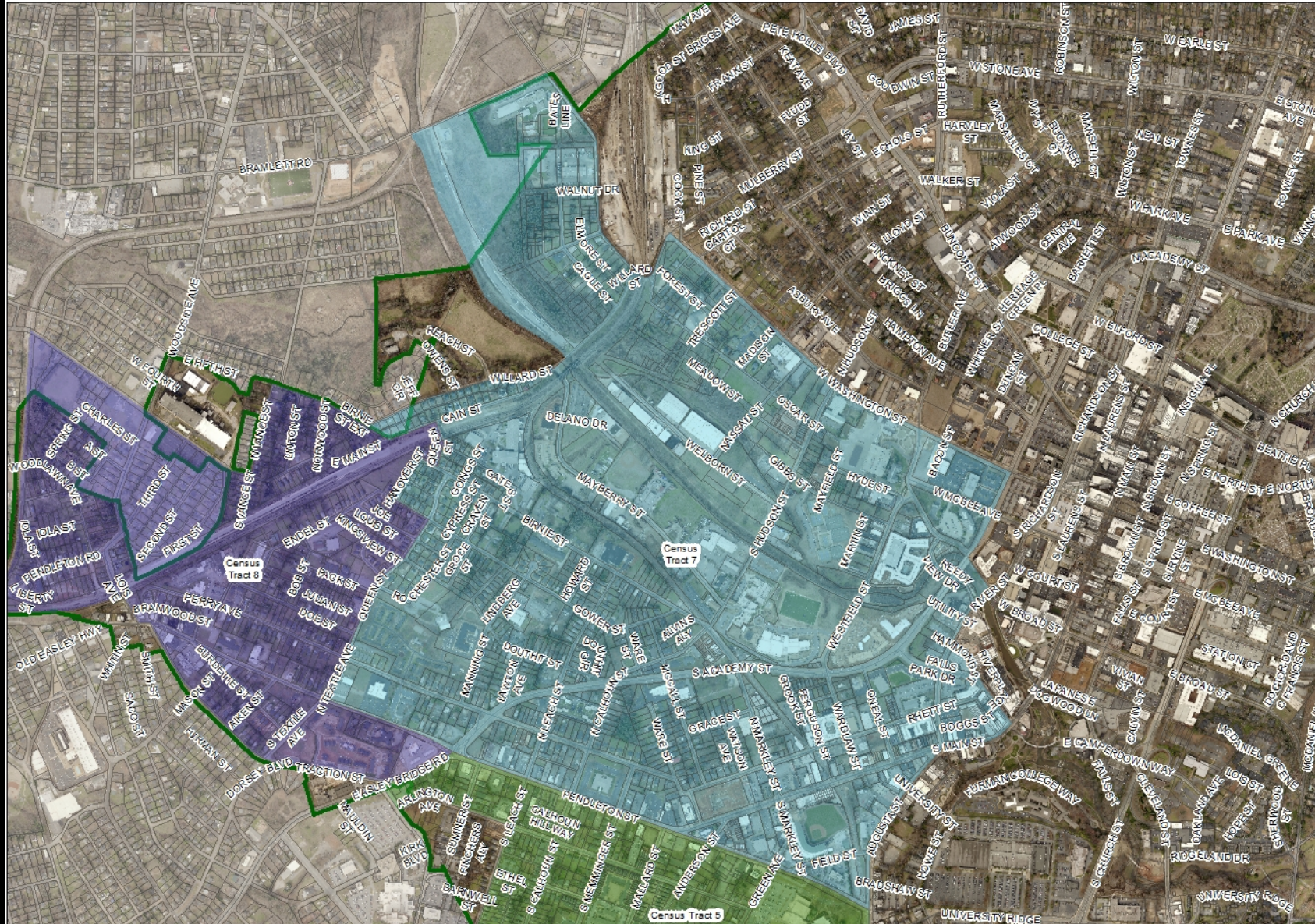
Building Permits*	Total Investment*
72	\$13,157,445

*Permitted since 2019

All figures inclusive of Opportunity Fund and non-Fund projects



City of Greenville Opportunity Zone - Census Tract 7



Legend

- Census Tract 5
- Census Tract 7
- Census Tract 8
- Census Tract 43
- Greenville City Limits



0 0.15 0.3 Miles

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Date: 2/5/2019
Name: Base Map

Census Tract 7

- West Washington Street, portions of Academy Street to Vardrey and Pendleton Streets
- Investment within or adjacent to OZ
 - Unity Park and surrounding area
 - The Commons
 - McClaren development
 - CitiSculpt development

Building Permits*	Investment*	Planned Investment
102	\$44,984,548	\$110,000,000

*Permitted since 2019

All figures inclusive of Opportunity Fund and non-Fund projects

City of Greenville Opportunity Zone - Census Tract 8



Legend

- | | |
|---|------------------------|
|  | Census Tract 5 |
|  | Census Tract 7 |
|  | Census Tract 8 |
|  | Census Tract 43 |
|  | Greenville City Limits |



0 0.075 0.15 Miles

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Date: 2/5/2019
Name: Base Map

Census Tract 8

- Pendleton Street to Village of West Greenville
- Investment within or adjacent to OZ
 - Poe West
 - Village of West Greenville
 - Adjacent to Woodside Mill redevelopment

Building Permits*	Total Investment*
40	\$11,024,498

*Permitted since 2019

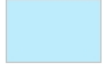
All figures inclusive of Opportunity Fund and non-Fund projects



City of Greenville Opportunity Zone - Census Tract 43



Legend

-  Census Tract 5
-  Census Tract 7
-  Census Tract 8
-  Census Tract 43
-  Greenville City Limits



0 0.15 0.3 Miles

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Date: 2/5/2019
Name: Base Map

Census Tract 43

- Laurens Road from N. Pleasantburg to E. Washington Street and S. Pleasantburg between Laurens Road and E. Faris Road
- Investment within or adjacent to OZ
 - Nicholtown neighborhood revitalization
 - Laurens Road corridor
 - Adjacent to the spur of the Swamp Rabbit Trail

Building Permits*	Total Investment*
76	\$12,328,235

*Permitted since 2019

All figures inclusive of Opportunity Fund and non-Fund projects



KEY PROJECTS

An architectural rendering of a modern multi-story building, identified as The McClaren. The building features a grid-like facade with numerous windows. In the foreground, there is a landscaped plaza with trees, a large spherical sculpture with a geometric pattern, and several people walking. A semi-circular structure is visible on the right side of the building. The entire image is overlaid with a semi-transparent blue rectangle.

The McCLAREN





Project Gateway (CitiSculpt Development)



An architectural rendering of a modern multi-story building complex, likely a residential or commercial development. The building features a mix of brick and dark paneling, with numerous windows and balconies. It is situated on a street corner with a sidewalk, trees, and a few people walking. A semi-transparent blue rectangular overlay is positioned in the center of the image, containing the text ".408 Jackson".

.408 Jackson





Poe West



POE

V

W

Trestle

Opportunity Zone Activity

Census Tract	Building Permits*	Total Investment*
Tract 5	72	\$13,157,445
Tract 7	102	\$44,984,548
Tract 8	40	\$11,024,498
Tract 43	76	\$12,328,235
Total Invested	290	\$81,494,726
Planned Investment		\$110,000,000
Total		\$191,494,726

*Permitted since 2019

All figures inclusive of Opportunity Fund and non-Fund projects



County Census Tracts

- Tract 20.05 – I-85 between Augusta Road and Mauldin Road, portions of Lake Conestee park
- Tract 23.03 – Western side of Poinsett Highway, portions of Pete Hollis Blvd
- Tract 25.05 – portions of Poinsett Street and downtown Greer
- Tract 34.01 – I-85 to Antioch Church Road and Highway 25 to Fork Shoals Road
- Tract 39.04 – Downtown Travelers Rest; White Horse Road to Highway 25

City Council Update

August 10, 2020



HOW WE GOT HERE



2014

2018



REPORT ON HOMELESSNESS IN GREENVILLE COUNTY 2019

An Update to the
2015 Homelessness White Paper



2019

2020



Homelessness White Paper A Collective Approach to Reduce Homelessness in Greenville County

Executive Summary

Greenville County is addressing homelessness in a strong and generally effective. Greenville County has more resources and better cooperation in homeless issues than any other county in South Carolina. However, there are still gaps in the service system. This white paper outlines the current situation, identifies the major impediments to our system, and recommends a series of actions to close those gaps.

Current Situation
In Greenville County on January 23, 2014, 838 individuals were counted as homeless, with 575, or nearly two-thirds, sheltered on the night of the count. However, 25 percent more there are more unsheltered people "sleeping rough," without shelter.

Greenville County has 388 regular crisis shelter beds, 140 cold weather shelter shelter beds, 28 transitional long-term occupancy beds, and 120 housing trafficking term supportive housing beds. However, although the first demand for those needing temporary shelter are also open, more long-term solutions are needed for people leaving the shelter and for those who are chronically homeless.

Closing the Gaps in Key Areas

A group of homeless service providers and key community leaders closest to the situation came together in late 2014 to work collectively toward more long-term coordinated strategies. A detailed analysis of strengths, weaknesses, opportunities and threats helped inform the identification and setting of goals in the current service network for the homeless. This document outlines the following prioritized recommendations to strengthen Greenville's homeless response system:

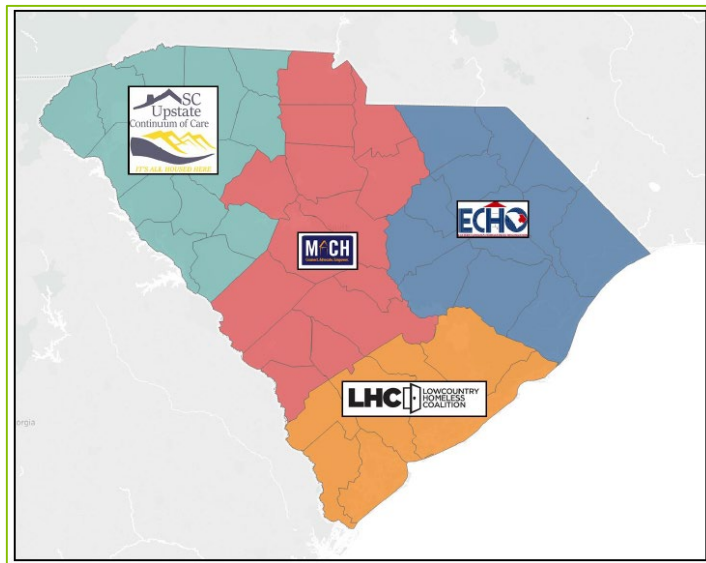
1. Permanent housing with supportive services for mentally ill and other vulnerable adults that is affordable, instant and safe
2. Homeless Coordinator for Greenville County to organize outreach, coordinate services, and help develop housing
3. More shelter beds for homeless families
4. Additional housing units for SRO (single room occupancy), Housing First, and permanent supportive housing
5. Medical respite beds for people who are too sick for shelters but not sick enough to justify hospitalization

2015

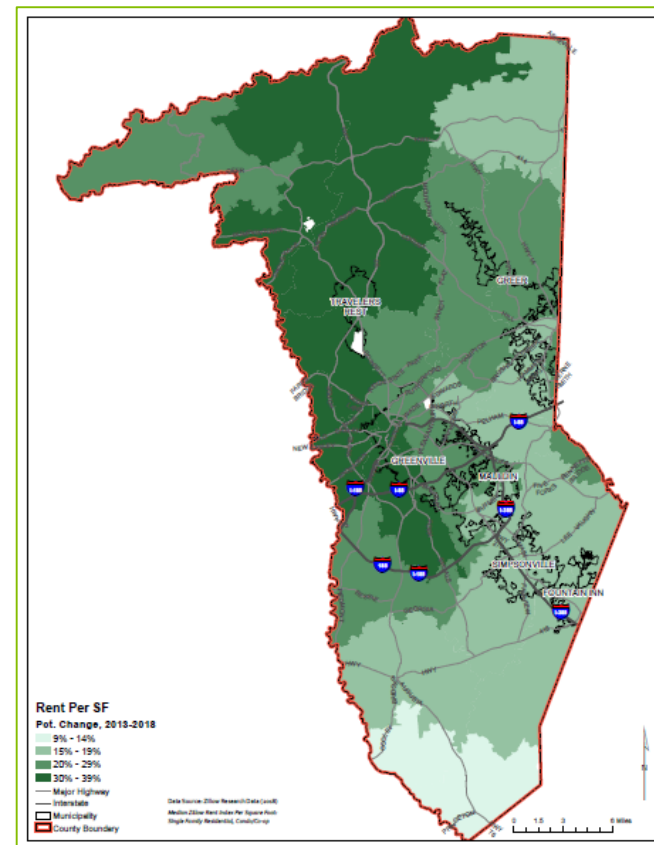
GHA Definition of Homelessness

An individual or family that lacks a fixed, regular, or adequate nighttime residence.

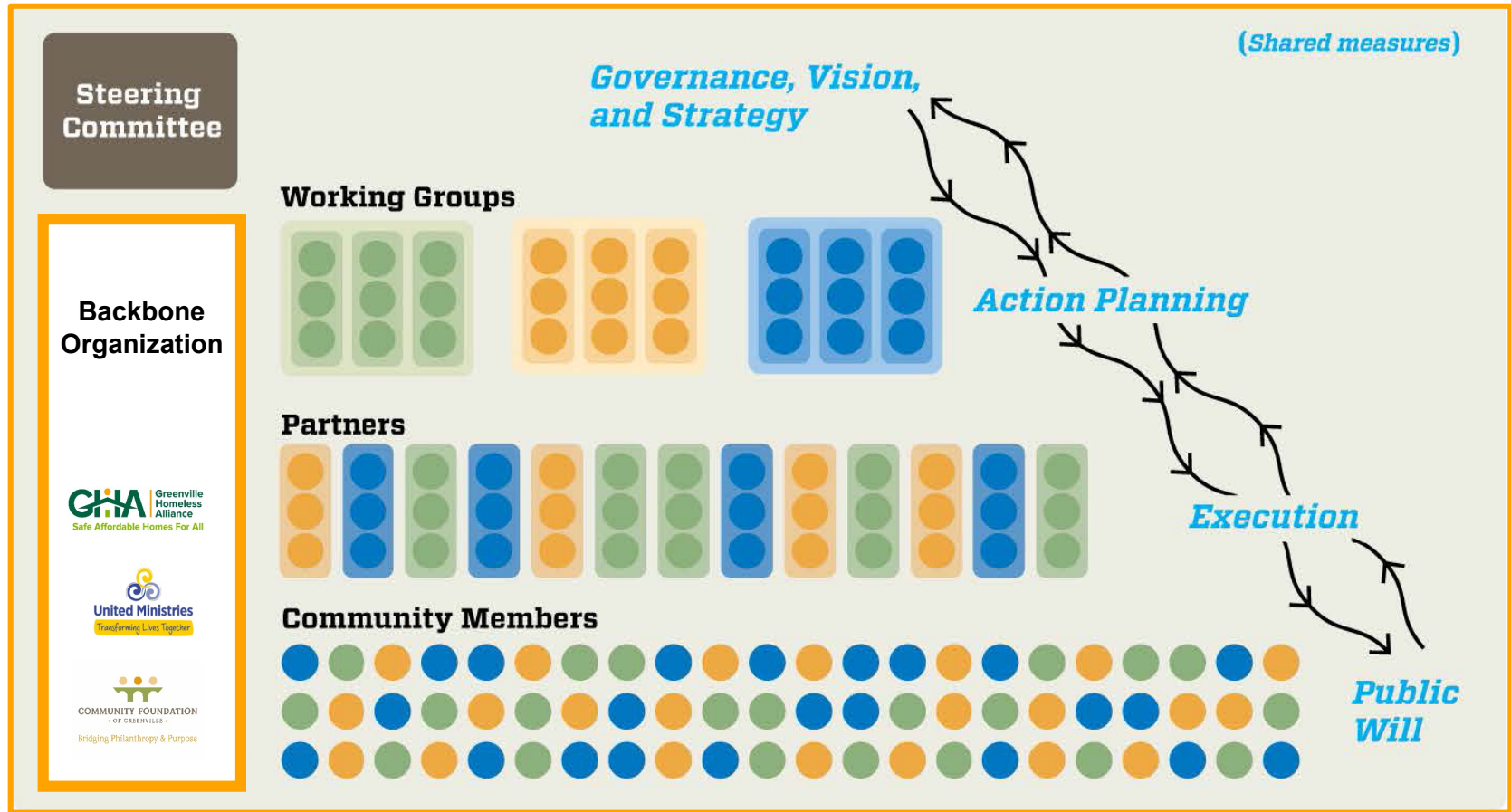
Upstate Continuum of Care



Greenville County



Collective Impact Framework



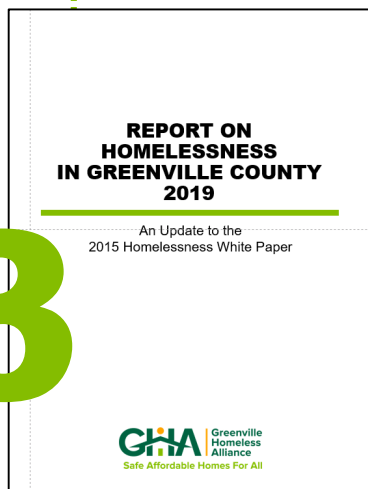
75+ Partners and 1000+ Community Members



5 Greenlink Advocacy =
Historic Increases

4 Progress on priorities in
2015 Homelessness White Paper

- Families and New Lease on Life
- Individuals and Single Room Occupancy
- Homeless Court
- Permanent Supportive Housing
- Medical Respite Beds



2 COVID 19
Response

1 GHIA | Greenville
Homeless
Alliance
STRATEGIC PLAN

EDUCATE

Raise the collective knowledge about homelessness among partners, stakeholders, and the community.

ADVOCATE

Develop and promote a policy agenda, including public funding strategies, to support the needs identified in the Report on Homelessness.

COLLABORATE

Convene cross-sector partners to share expertise, perspectives, and resources to support GHA's common agenda.

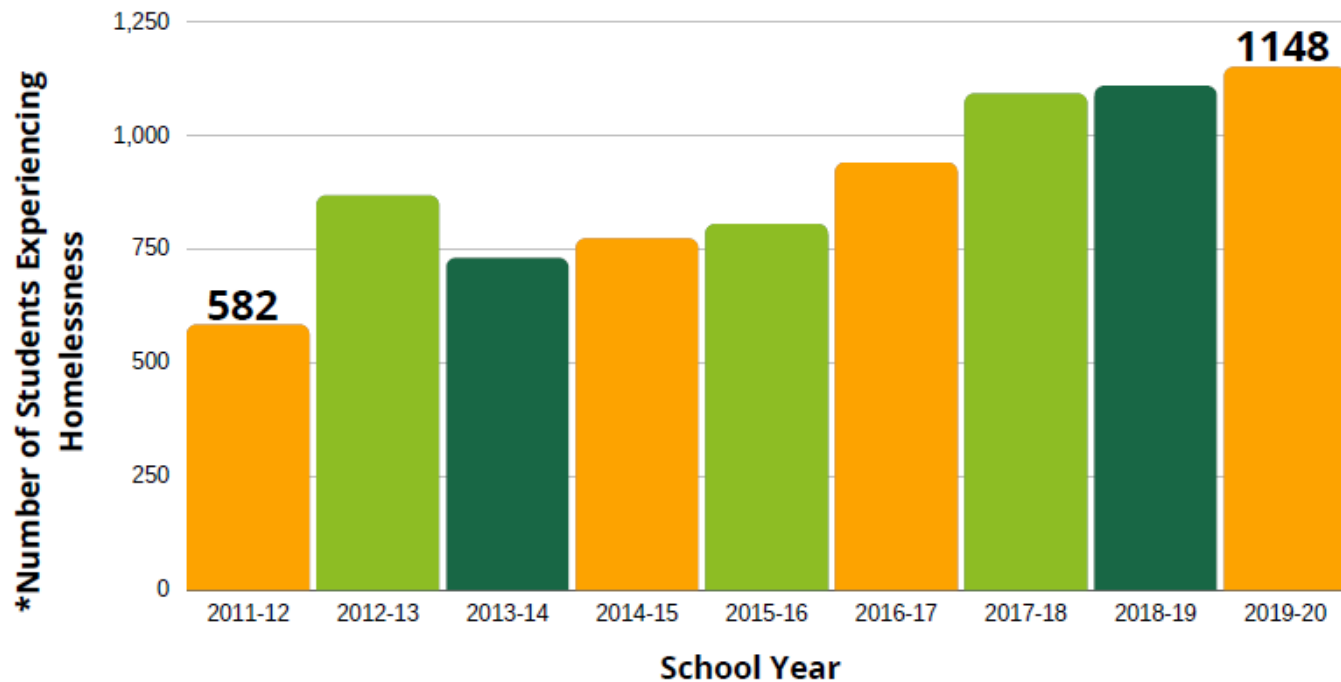
INNOVATE

Collect and report on data and develop and promote pilot initiatives, to include funding strategies.

OPERATIONAL EXCELLENCE

**Ensure the sustainability
of our collective impact
work and utilize best
practices in Steering
Committee and staff
leadership.**

Increase in Homelessness within Greenville County School District



*Data from GCSD McKinney-Vento Homeless Assistance Act Count

THANK YOU

Questions?

In May 2020, the Greenville Homeless Alliance Steering Committee adopted the organization's first strategic plan. The priorities identified in the [2019 Report on Homelessness in Greenville County](#) and information gathered from listening sessions with GHA partners and stakeholders form the foundation for this plan.

The strategies are aligned by GHA's primary areas of action – **educate, advocate, collaborate, and innovate**. An additional section was included to address **operational excellence** and long-term sustainability.

EDUCATE

Raise the collective knowledge about homelessness among partners, stakeholders, and the community.

Strategies

- Develop a GHA 101 presentation to promote GHA's mission and goals and to personify the issue of homelessness.
- Collect and publish annual homelessness data and periodically release a comprehensive Report on Homelessness in Greenville County.
- Inform Steering Committee and stakeholders about connections between transit and homelessness.
- Develop and release topic briefs associated with key indicators in the Report on Homelessness and pilot programming in the community.
- Research and report on key services and gaps in barrier areas that impact homelessness. Include key partners and professional groups that lead in each area.
- Publish an Exiting Homelessness Guide.

ADVOCATE

Develop and promote a policy agenda, including public funding strategies, to support the needs identified in the Report on Homelessness.

Strategies

- Create an annual GHA local policy agenda.
- Ensure non-taxpaying, non-voting people who are experiencing homelessness are visible.
- Advocate for full funding of Greenlink's Transit Development Plan through 2023 to expand transit to meet the needs of Greenville County.
- Develop strong relationships with municipal and county elected officials, state legislators, staff, and appointed board members.
- Evaluate the feasibility of establishing a state advocacy agenda.
- Create an Advocacy Training Academy and align sessions with annual advocacy agendas.
- Evaluate the feasibility of establishing a federal advocacy agenda.

VISION: Safe, affordable homes for everyone in Greenville County

MISSION: To strengthen the partnerships and broaden support in an effort to increase options for individuals or families who are experiencing homelessness in Greenville County.

VALUES: Equity, Integrity, Inclusiveness, Pragmatism, and Courage

INNOVATE

Collect and report on data and develop and promote pilot initiatives, including funding strategies.

Strategies

- Develop a comprehensive funding strategy to address exits from homelessness.
- Create a criteria/checklist to evaluate new pilots, initiatives, and emergencies to ensure opportunities match GHA's mission, values, and goals.
- Refine the collection process of annual homelessness data.
- Pursue Effective Zero in Greenville County.
- Work with key stakeholders to develop a coordinated entry and exit system.

OPERATIONAL EXCELLENCE

Ensure the sustainability of our collective impact work and utilize best practices in Steering Committee and staff leadership.

Strategies

- Clearly define GHA's leadership structure and create working groups to support GHA's collective goals and initiatives.
- Create a comprehensive Fund Development Plan.
- Enhance the Communications Plan to actively communicate with all stakeholders to support GHA's core strategies.
- Ensure host organization and staffing structure meets the needs of GHA.

COLLABORATE

Convene cross-sector partners to share expertise, perspectives, and resources to support GHA's common agenda.

Strategies

- Convene and build community with those experiencing homelessness.
- Continue leading the Homeless Triangle Mediation initiative.
- Continue leading the Motel Displacement Response Plan.
- Complete partner profiles and mapping.
- Develop strategy to increase engagement with landlords and property owners.
- Determine new areas where mediation or displacement plan should apply and determine if GHA can take the lead in additional areas.

The Greenville Homeless Alliance (GHA)

is a coalition committed to making homelessness brief and rare in Greenville, SC. Charged with looking for sustainable solutions to homelessness, the Greenville Homeless Alliance works to **educate**, **advocate**, **collaborate**, and **innovate** with policymakers and the community.

GHA Staff

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www.gvlhomes4all.org

2019 REPORT on HOMELESSNESS in GREENVILLE COUNTY



Greenville Homeless Alliance Priorities

INCREASE HOUSING AND EXITS FROM HOMELESSNESS



- 850 new housing options*
- Rent range from \$250-650/mo.
- Near Greenlink routes

*100 exits for chronically homeless, 400 exits from emergency shelter, 350 housing options for families

REDUCE BARRIERS



- Increased **collaboration**
- **Sustainable fund** to end homelessness
- **Data collection** that measures progress
- **Advocacy** for expanded mental health services, opportunities for previously incarcerated and affordable childcare options

STRENGTHEN COORDINATED RESPONSE



- Explore with public and private partners implementation of a **single homelessness system of entry and exit** in Greenville County

SUPPORT TRANSIT

- Advocate for **full funding of Greenville Transit Development Plan through 2023** to ensure transportation is not a barrier to exiting homelessness.



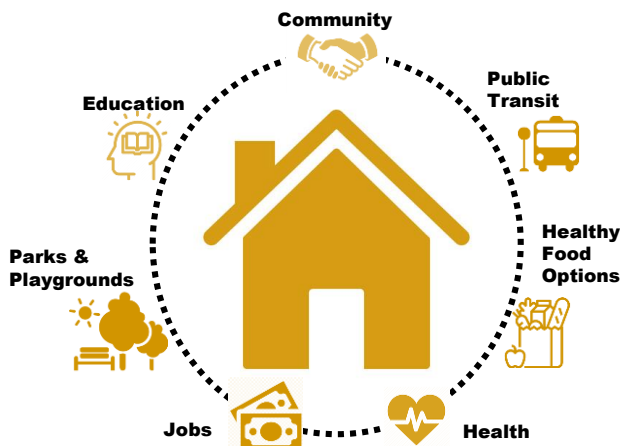
IMPACT POLICYMAKING

- Engage on policy issues that affect our residents experiencing homelessness and housing instability.



To see the full 2019 Report on Homelessness in Greenville County, visit www.gvlhomes4all.org/reports

Our Vision for Everyone



There are many different pathways into and out of homelessness. There are even different definitions of homelessness based on an organization's funding, mission, or service offerings. This report gathers many different definitions, data sources, and perspectives on homelessness that exist in this community; offers a big-picture overview of what homelessness looks like in Greenville County; and shines a light on efforts to combat this human and societal challenge.

Our vision is that our community will work to make homelessness brief and rare in Greenville County, ensuring safe, affordable housing for all with access to everything needed to have a healthy and fulfilling life.

The Greenville Homeless Alliance (GHA)

is a coalition committed to making homelessness brief and rare in Greenville, SC. Charged with looking for sustainable solutions to homelessness, the Greenville Homeless Alliance works to **educate**, **advocate**, **collaborate**, and **innovate** with policymakers and the community.

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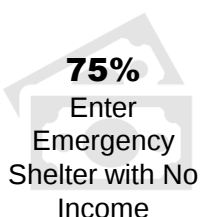
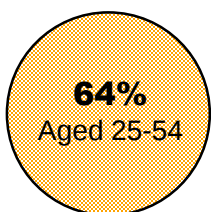


The Greenville Homeless Alliance defines homelessness as families and individuals who lack a fixed, regular, and adequate nighttime residence.

HOMELESSNESS IN GREENVILLE COUNTY

At least **3,633** men, women and children experienced homelessness in Greenville County in 2018-19.

EMERGENCY SHELTERED



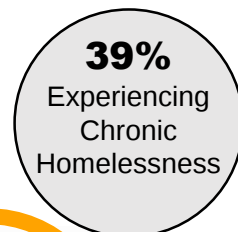
Greenville County has very limited emergency shelter beds for families, and extremely limited beds for single fathers with children, single mothers with a son age 10 or older, or large families.

EMERGENCY
SHELTERED
2,285

UNSHELTERED
242

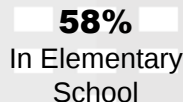
SCHOOL-AGED
CHILDREN
1,106

UNSHELTERED



Greenville County ranked 3rd in SC in number of persons experiencing homelessness in the 2019 Point In Time (PIT) Count.

SCHOOL-AGED CHILDREN



By Living Situation

816 Doubled up with Family & Friends
161 Living in a Motel
122 Emergency Shelter
7 Unsheltered

